Z&P Meeting: July 10, 2023
City Council Meeting: August 7, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 038-23 A request to rezone from District C-1 (Neighborhood Commercial) to District C-3 (Commercial)

LOCATION 2918 E 20th St, Joplin, Missouri 64801

APPLICANT Jaimi Mansfield

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Commercial	Approximately 0.43 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3 PD	C-3	C-3 PD	C-3
Land Use	Restaurant	Vacant	Retail	Vehicle Service & Repair

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 20th St	Arterial	75′

UTILITIES

The site has access to utilities.

FLOOD PLAIN

The Southwest corner of this property is in the flood plain. Engineering is aware of this and will need to see that the proposed development has an elevation certificate, per the City's flood zone regulations.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map designates this property as future Retail Commercial. The requested zoning is consistent with the surrounding property zonings. C-1 is a low-traffic commercial district. This property is located on 20th St, and arterial road, and near Range Line. Both of these streets are high-traffic roads, with more intensive commercial use.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

Due to the location on 20th St, the property's most appropriate zoning would be C-3. C-1 is intended for low-intensity, low traffic commercial use. The properties adjacent to both the East and West are zoned C-3 (Commercial). The proposed zoning will allow the property to adopt a more intensive commercial use that is better suited for the existing area.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning will not detrimentally affect any of the nearby properties. The surrounding properties are zoned C-3.

DISCUSSION

The owner of the property is seeking a more intensive commercial use and is expecting higher traffic. The existing building will be demolished and will be developed as a new site.

The traffic engineer has reviewed this site. There will need to be a shared access with the property to the West, as they will not be able to get any closer to Range Line, per MODOT requirements.

Staff recommends approval of Case 038-23.

ENCLOSURES

- Map of property
- Application